

# FOR LEASE 120,894 RSF

## LEE VISTA BUSINESS CENTER - BUILDING F

7433 Emerald Dunes Drive  
Orlando, FL 32822



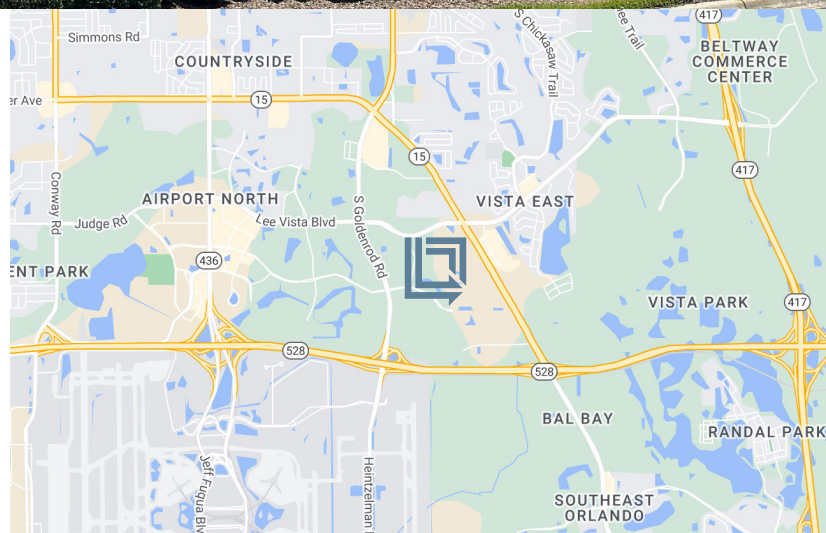
LBA Logistics

**SUITE 1400 AVAILABLE NOW | SUITE 200 AVAILABLE 1/2026**



### REAR-LOAD DISTRIBUTION FACILITY

LeeVista Business Center is a 7.70 acre park which is located on the Beachline Expressway directly across from the Orlando International Airport and located off Lee Vista Boulevard between South Goldenrod Road and Narcoosee Road. Building F is 148,681 square feet, 30' Clear Height, and 160' Building Depth.



#### For Leasing Information Contact:

**Tim Perry, CCIM, SIOR**

Senior Vice President  
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**Ryan Griffith**

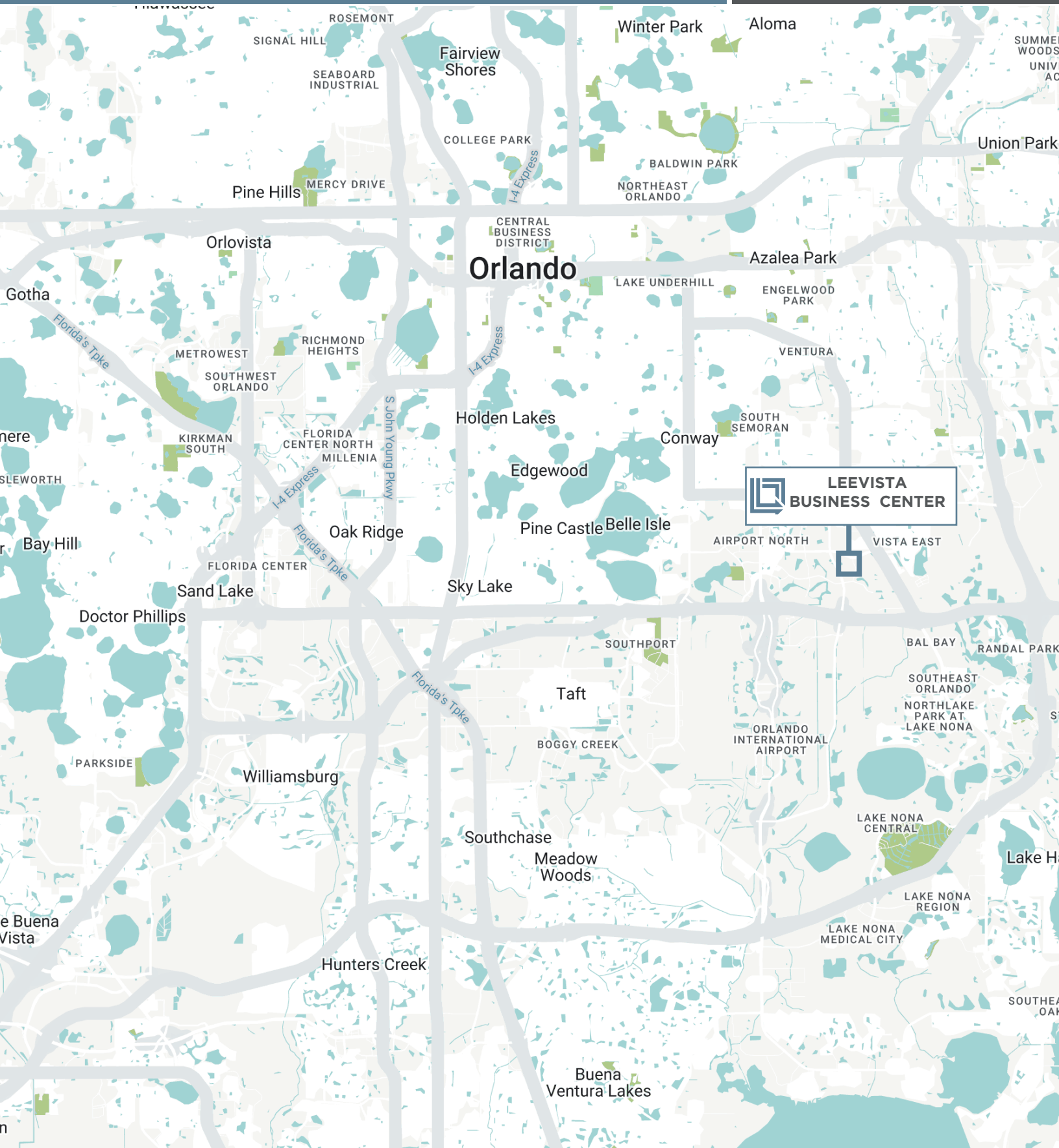
Vice President  
321-281-8512  
rgriffith@lee-associates.com

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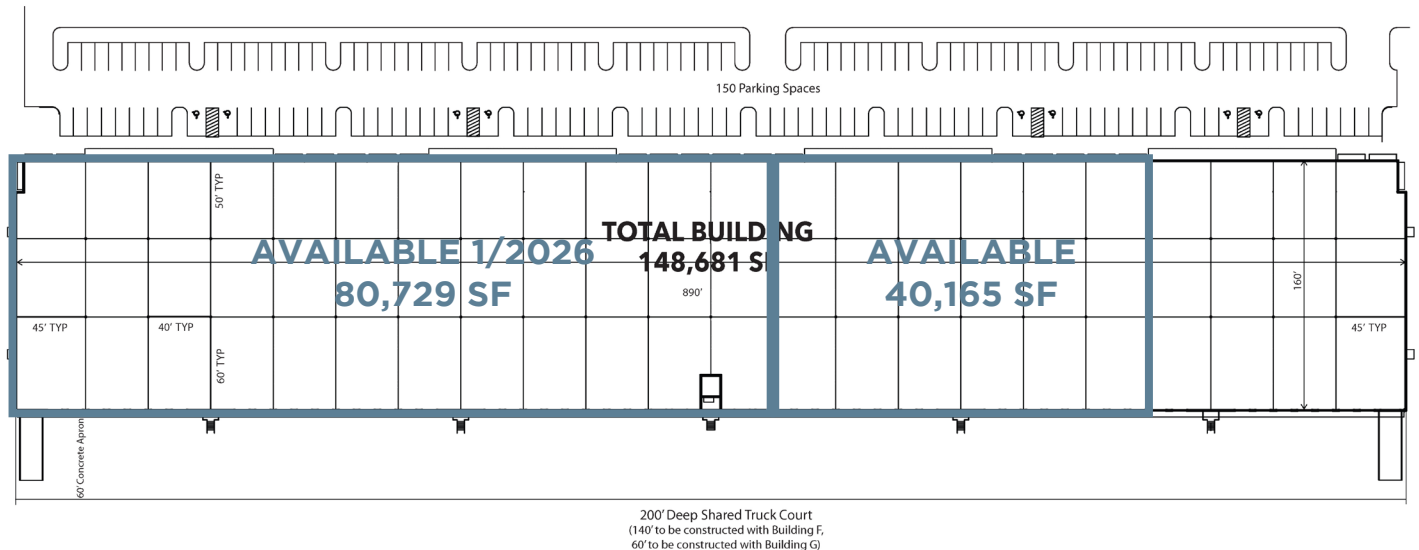


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## Property Summary

<b>Building Size:</b>	148,681 Square Feet
<b>Building Depth:</b>	160'
<b>Ceiling Height:</b>	30'
<b>Column Spacing:</b>	40'W x 50'D
<b>Truck Court:</b>	200' including a 60' concrete apron
<b>Sprinkler:</b>	ESFR System with Pump
<b>Construction:</b>	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
<b>Car Parking:</b>	150 Spaces
<b>Electrical Service:</b>	3 phase 277/480 volts Upon Tenant Verification

## Listing Summary

<b>Available:</b>	Suite 1400   40,165 SF Suite 200   80,729 SF
<b>Office Size:</b>	Suite 1400   2,912 SF Suite 200   1,457 SF
<b>Doors:</b>	Suite 1400   15 Dock High Doors and 1 Ramp to Grade Level Five (5) Edge of Docks (EODs)  Suite 200   29 Dock High Doors and 1 oversized (12'x14') door with ramp to grade
<b>Lease Rate:</b>	\$10.95 to \$11.95/SF NNN
<b>Op Ex:</b>	\$3.59/SF



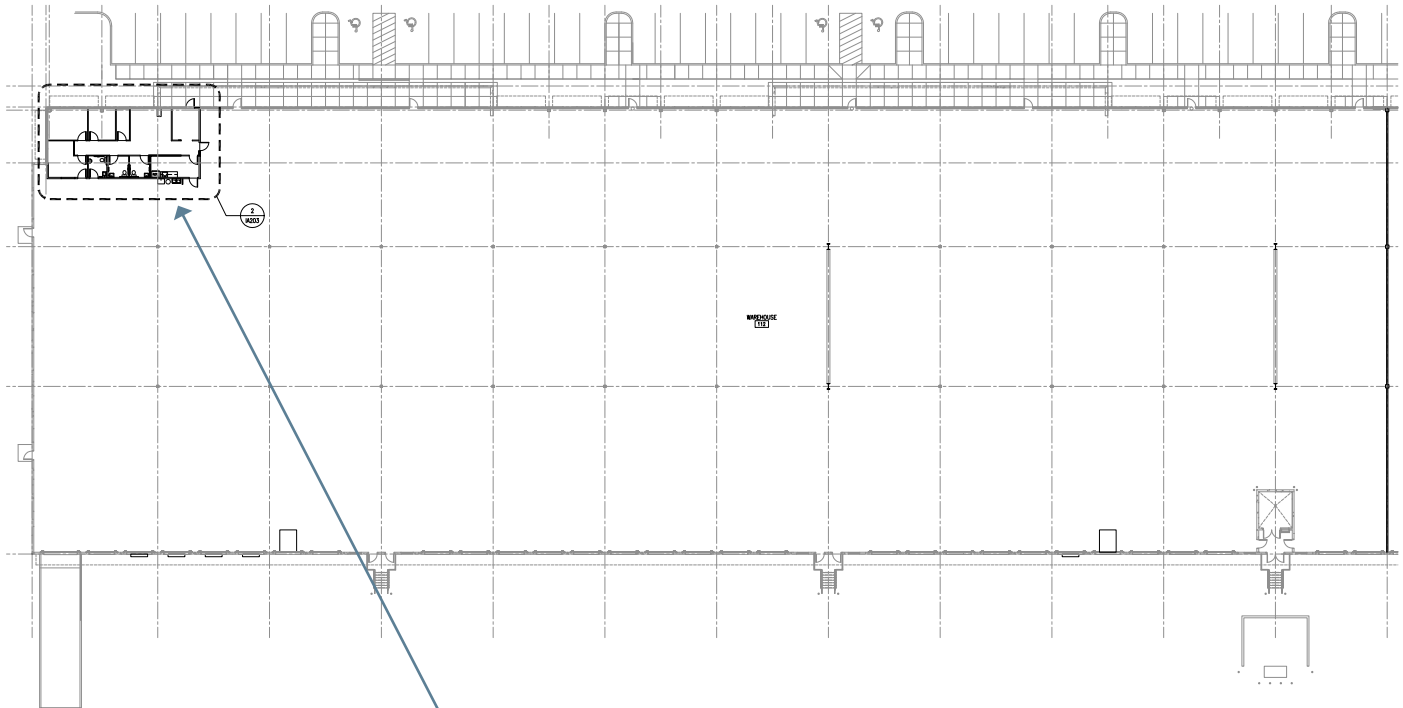
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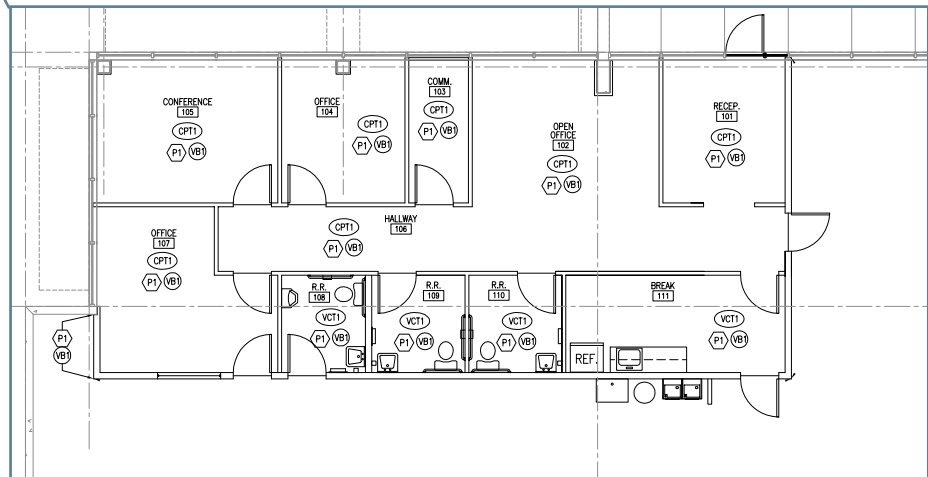


LBA Logistics

## SUITE 200 | 80,729 SF



### Office | 1,457 SF



# LEE VISTA BUSINESS CENTER BUILDING F

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LBA Logistics

## SUITE 1400 | 40,165 SF

